

# PETITION FOR ZONING VARIANCE 84-40-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 301.1 to allow a sideyard of 11 feet instead of the required 15 feet for an open porch.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Required 15 foot sideyard allows a deck only 6 feet wide to be constructed

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature: \_\_\_\_\_  
\_\_\_\_\_  
(Type or Print Name)

Address: \_\_\_\_\_  
\_\_\_\_\_  
City and State

Signature for Petitioner: \_\_\_\_\_  
(Type or Print Name)

Address: \_\_\_\_\_  
\_\_\_\_\_  
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
\_\_\_\_\_  
City and State

Address: \_\_\_\_\_  
\_\_\_\_\_  
City and State

Attorney's Telephone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of June 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 10th day of August 1983, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S of Keyser Woods Ct.,  
354.95' N of the Centerline of  
Keyser Rd., 3rd District : OF BALTIMORE COUNTY

HOWARD B. FISHER, et ux, : Case No. 84-40-A  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

I HEREBY CERTIFY that on this 22nd day of July, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Howard B. Fisher, #6 Keyser Woods Court, Pikesville, MD 21208, Petitioners and Hudkins Associates, Inc., 200 E. Joppa Road, Towson, MD 21204, who requested notification.

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

MICROFILMED

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond,  
Zoning Commissioner  
TO: \_\_\_\_\_ Date: July 29, 1983  
Norman E. Gerber, Director  
FROM: \_\_\_\_\_ Office of Planning and Zoning  
SUBJECT: Zoning Petition #84-40-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:sd



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 8, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #257 (1982-1983)  
Property Owner: Howard B. Fisher, et ux  
W/S Keyser Woods Ct. 354.95' N. from  
centerline of Keyser Rd.  
Acres: 160.00/124.63 X 190.00/195.00  
District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 38107, executed in conjunction with the development of "Keyser Woods", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The Petitioner is cautioned that no construction of any structure including footings is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,

ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RM:EDM:FWR:es

0-NW Key Sheet  
40 NW 17 Pcs. Sheet  
NW 10 E Topo  
68 Top Map



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 28, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 255, 256, and 257 ZAC - Meeting of June 7, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 255, 256, and 257.

Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/ccm

Mr. & Mrs. Howard B. Fisher  
6 Keyser Woods Ct.  
Baltimore, Maryland 21208

Hudkins Assoc., Inc.  
200 E. Joppa Road  
Towson, Maryland 21204

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of June 1983

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Howard B. Fisher, et ux  
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Howard B. Fisher  
6 Keyser Woods Court  
Baltimore, Maryland 21208

RE: Item No. 257 - Case No. 84-40-A  
Petitioner - Howard B. Fisher, et ux  
Variance Petition

Dear Mr. & Mrs. Fisher:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc.  
200 E. Joppa Road  
Towson, Md. 21204



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning & Zoning Date: July 22, 1983  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County, Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #251 - Henry P. & Louise H. Goetz
- Item #252 - Arthur J. & Carol L. Griffin, Jr.
- Item #253 - Marbury B. Fox, Jr.
- Item #254 - Eliza V. Landriel, et al
- Item #255 - Howard B. Fisher, et ux
- Item #258 - Shopping Center Associates
- Item #259 - S L C No. 3, Incorporated
- Item #260 - John B. & Norma G. King, Jr.
- Item #261 - Robert L. & Vivian Lynch
- Item #262 - Ann Howell
- Item #264 - Frances C. & Patty A. Principate

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

*9/10 8440-A*

IN RE: PETITION ZONING VARIANCE : BEFORE THE  
W/S of Keyser Woods Court, : ZONING COMMISSIONER  
354.95' N of the centerline : OF BALTIMORE COUNTY  
of Keyser Road :  
3rd Election District : Case No. 84-40-A  
Howard B. Fisher, et ux, :  
Petitioners :  
::: ::::

### FINDING OF FACTS AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 11 feet instead of the required 15 feet. The purpose of their request is to enable the Petitioners to continue to enjoy an open porch (deck) which had been built without proper zoning authorization and in contravention of requisite zoning regulations. Said porch's dimensions are 10.5' x 30' and stands approximately 25 feet off the ground, entrance to it through sliding doors from the main building.

The Petitioners Howard B. Fisher and Marjorie K. Fisher appeared, represented by counsel Paul Wartzman. Also appearing on behalf of the Petitioners was Dave Billingsley, an engineer familiar with the house and neighborhood. Protestants William Weiner and Esther Weiner appeared and testified against the proposed request for variance.

Testimony was presented that the Petitioners, in discussions with their developer/engineer of their new home, into which they moved in June, 1983, had specifically planned a side deck, 10.5' x 30', for entertainment. The Petitioners' home, a large home, had been designed and built with the intention of entertaining in mind. The variance from the home onto the deck was through sliding doors. Testimony by the Petitioners and their engineer was that the builder, for reasons unknown, left the proposed deck off the site plan submitted to the Office of Zoning, Baltimore County, but proceeded to build the deck nonetheless. The Petitioners, with no knowledge beforehand, proceeded to settlement and only then discovered that the deck did

not conform to the requisite zoning regulations for side yard setback. At that time, the Petitioners also discovered that the builder had not included the deck on the site plan submitted to the Office of Zoning. It seems from the totality of the testimony and evidence, and uncontested by the Protestants, that the Petitioners are innocent "victims"; they did not know at any time prior to settlement that a variance would be needed for the deck nor did they know that the builder had left out the proposed deck from the plans.

The Petitioners testified that if they had known at the time the plans were submitted for approval of the need for a variance, they could then have either filed for Variance or rearranged the plans for their home. If forced to remove the deck, at an approximate cost of \$2,000, there would then still exist sliding doors from the main building leading nowhere, to a drop of 25 feet from the existing doors to the ground outside. If forced to reduce the width of the deck to 6.5 feet, the deck would be useless, according to the Petitioners, for its originally intended use. A porch, the Petitioners claim, of 6.5 feet wide and 30 feet long would serve no useful purpose.

The Protestants are the owners of a parcel of land, 125' x 195', bordering the length of the Petitioners' property. They also live on and own an adjacent parcel adjoining to that one, and have lived thereon for approximately 24 years. They allege that if the variance was to be granted, the value of that parcel immediately adjacent to Petitioners would be decreased inasmuch as the deck would be encroaching by four feet the required setback side yard requirement of 15 feet. The Protestants are interested in selling that parcel and in fact have offered it to the Petitioners, who rejected the offer, and have been made one offer by the builder which they rejected. The Protestants have not listed the property for sale with any realtor and have not had the parcel evaluated for potential sale. No evidence of appraisal was offered and no evidence of potential loss if the variance was to be granted was presented.

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
404-3500

June 21, 1983

TED ZALESKI, JR.  
DIRECTOR  
Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item # 257 Zoning Advisory Committee Meeting June 7, 1983 are as follows:

Property Owner: Howard B. Fisher, et ux  
Location: W/S Keyser Woods Court 354.95' N. from centerline of Keyser Road  
Existing Zoning: R-1  
Proposed Zoning: Variance to permit a sideyard setback of 11' in lieu of the required 15'  
Acres: 160.00/124.63 x 190.04/195.00  
District: 3rd

The items checked below are applicable:

- (A) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 6-82 and other applicable Codes.
- (B) A building and other miscellaneous permits shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' of lot lines. A Section 1407 and Table 1402.
- (F) Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed, comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments: A 60 pound live load shall be used for design of floor construction along with approved treated wood, if wood is used.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson, Maryland 21204.

Very truly yours,  
*[Signature]*  
Charles K. Burdick, Chief  
Plans Review

CSB:rrj  
PDRM 01-82

In fact no permit had ever been granted for the deck. The deck faces the undeveloped and wooded lot owned by the Protestants. As presently constituted, the Protestants cannot see the deck from their home due to the heavily wooded topography presently acting as a screen.

The parcel on which the Protestants live is approximately 100' x 195'. They claim that to tear down the deck would not constitute a hardship.

Petitioners seek relief from Sections 1802.3.B and 301.1, Baltimore County Zoning Regulations (BCZR), pursuant to Section 307, BCZR. This request in no way will result in residential density.

The Protestants were unable to show that there would be any diminution in the value of surrounding properties. In addition, it is clear that granting the variance would do substantial justice for the Petitioners who confront the present predicament due to no fault of their own. It is concluded that if the variance was to be granted such use as described would not be contrary to the spirit of the regulations. There will be no substantial injury to the public health, safety, and general welfare.

The issue before me revolves around 4.5 feet. The Protestants argue property values being decreased because of it, and the Petitioners argue the opposite. It is agreed that in no way does the porch cross the property boundary, just that there would be 11 feet between the edge of the deck and the line rather than 15 feet. Petitioners pointed out that if Protestants sold their property and if developed, any building would still be required to meet all setback requirements, a minimum of 20 feet required for any side yard setback, or 15 feet for a porch.

The expression "practical difficulties or unnecessary hardships" means difficulties or hardships which are peculiar to the situation of the applicant for the permit and are not necessary to carry out the spirit of the ordinance and which are of such a degree of severity that their existence amounts to a substantial and unnecessary injustice to the applicant.

Carney v. City of Baltimore, 201 Md. 130, 137 (1952).

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 7, 1983

Z.A.C. Meeting of: June 7, 1983

RE: Item No: 254, 255, 256, 257  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,  
*[Signature]*  
Wm. Nick Petrovich, Assistant  
Department of Planning

NWP/bp

It appears from the testimony that a grant of a variance herein would not affect the "aesthetic ambience" of the residentially zoned properties in the immediate area, and such a variance would not be in disharmony with the spirit and intent of the regulations. Dahl v. County Bd. of Appeals of Baltimore County, 258 Md. 157 (1970).

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance was not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of August, 1983, that the Petition for Variance to permit a side yard setback of 11 feet in lieu of the required 15 feet for the express and sole purpose of allowing an open porch, described in testimony as a deck, as more fully described in a site plan, dated May 20, 1983, and marked for identification as Petitioners' Exhibit 2, be and is hereby GRANTED, from and after the date of this Order.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE August 16, 1983  
*[Signature]*

ORDER RECEIVED FOR FILING  
DATE August 16, 1983  
*[Signature]*

ORDER RECEIVED FOR FILING  
DATE August 16, 1983  
*[Signature]*

ORDER RECEIVED FOR FILING  
DATE August 16, 1983  
*[Signature]*



COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9080

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE 828-9060  
May 23, 1983

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

DESCRIPTION FOR SIDEYARD VARIANCE:

Beginning from the same at a point on the west side of Keyser Woods Court (50 feet wide) said point being distant 354.95 feet ± northerly from the centerline of Keyser Road thence being Lot #1 as shown on the plat entitled Third Amended Plat of Keyser Woods recorded in Plat Book E.H.K., Jr. 49 folio 17.

The improvements known as No. 6 Keyser Woods Court.



PETITION FOR VARIANCE

3rd Election District  
ZONING: Petition for Variance  
LOCATION: West side of Keyser Woods Court, 354.95 ft. North of the centerline of Keyser Road  
DATE & TIME: Wednesday, August 10, 1983 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to allow a side yard setback of 11 ft. instead of the required 15 ft. for an open porch  
The Zoning Regulation to be excepted as follows:  
Section 301.1 - side yard setback in a D.R. 1 zone  
All that parcel of land in the Third District of Baltimore County

Being the property of Howard B. Fisher, et ux, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Wednesday, August 10, 1983 at 11:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

August 16, 1983

Paul Wartzman, Esquire  
25 South Calvert Street  
Baltimore, Maryland 21202

IN RE: PETITION ZONING VARIANCE  
W/S of Keyser Woods Court,  
354.95' N of the centerline  
of Keyser Road - 3rd Election  
District  
Howard B. Fisher, et ux,  
Petitioners  
Case No. 84-40-A

Dear Mr. Wartzman:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: Mr. & Mrs. Howard B. Fisher  
6 Keyser Woods Court  
Pikesville, Maryland 21208  
Mr. & Mrs. William Weiner  
3316 Keyser Road  
Pikesville, Maryland 21208  
John W. Hessian, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-2500

PAUL H. RENCKE  
CHIEF

September 14, 1983

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Howard B. Fisher, et ux

Location: W/S Keyser Woods Court 354.95' N. from centerline of Keyser Road

Item No.: 257

Zoning Agenda: Meeting of June 7, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comment, at this time.

REVIEWER: *George M. McNeill*  
Approved: \_\_\_\_\_  
Planning Group: \_\_\_\_\_  
Special Inspection Division: \_\_\_\_\_

JK /mb/cn

8/10 84-40-A

Mr. & Mrs. Howard B. Fisher  
6 Keyser Woods Court  
Pikesville, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variance  
W/S Keyser Woods Ct., 354.95' N  
of the c/l of Keyser Rd.  
Howard B. Fisher, et ux - Petitioners  
Case No. 84-40-A

TIME: 11:00 A.M.

DATE: Wednesday, August 10, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Towson, Maryland 21204



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

July 29, 1983

Mr. & Mrs. Howard B. Fisher  
6 Keyser Woods Court  
Pikesville, Maryland 21208

Re: Petition for Variance  
W/S Keyser Woods Ct., 354.95' N of  
the c/l of Keyser Road  
Howard B. Fisher, et ux - Petitioners  
Case No. 84-40-A

Dear Mr. & Mrs. Fisher:

This is to advise you that \$52.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

CERTIFICATE OF PUBLICATION

46324

Pikesville, Md., July 20, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 10th day of August 1983 the first publication appearing on the 20th day of July 1983 the second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1983 the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1983

THE NORTHWEST STAR

Cost of Advertisement \$28.00

LEGAL NOTICE

PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance

LOCATION: West side of Keyser Woods Court, 354.95' N of the centerline of Keyser Road

DATE & TIME: Wednesday, August 10, 1983 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow a side yard setback of 11 ft. instead of the required 15 ft. for an open porch

The Zoning Regulation to be excepted as follows:

Section 301.1 - side yard setback in a D.R. 1 zone

All that parcel of land in the Third District of Baltimore County

Beginning from the same at a point on the west side of Keyser Woods Court (50 feet wide) said point being distant 354.95 feet ± northerly from the centerline of Keyser Road thence being Lot #1 as shown on the plat entitled Third Amended Plat of Keyser Woods recorded in Plat Book E.H.K., Jr. 49 folio 17.

The improvements known as No. 6 Keyser Woods Court.

Being the property of Howard B. Fisher, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 10, 1983 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in the JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 10th day of August 1983, the first publication appearing on the 20th day of July 1983.

THE JEFFERSONIAN

*S. Lank Smith*  
Manager

Cost of Advertisement, \$19.25

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

84-40-A

District: 3rd

Date of Posting: July 22, 1983

Posted for: *William E. Hammond*

Petitioner: *Howard B. Fisher, et ux*

Location of property: *W/S Keyser Woods Court 354.95' N of c/l*

*of Keyser Road*

Location of Sign: *West side of Keyser Woods Court approx. 400'*

*north of the centerline of Keyser Road*

Remark:

Posted by: *S. Lank Smith*

Date of return: *July 29, 1983*

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 117384

DATE: 5/27/83 ACCOUNT: 35.00

AMOUNT: 01-615-000

RECEIVED: *Howard B. Fisher*

FOR: *Filing Fee - Case # 257*

014\*\*\*\*\*250010 627-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 119451

DATE: 8/8/83 ACCOUNT: R-01-615-000

AMOUNT: \$52.25

RECEIVED: *Brookwood Homes, Inc.*

FOR: *Advertising & Posting Case #84-40-A*

*(Howard B. Fisher, et ux)*

078\*\*\*\*\*522510 6032A

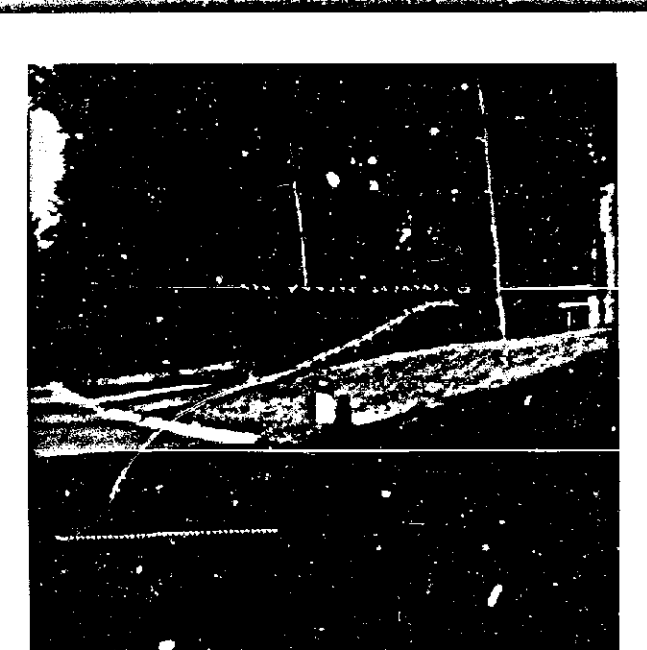
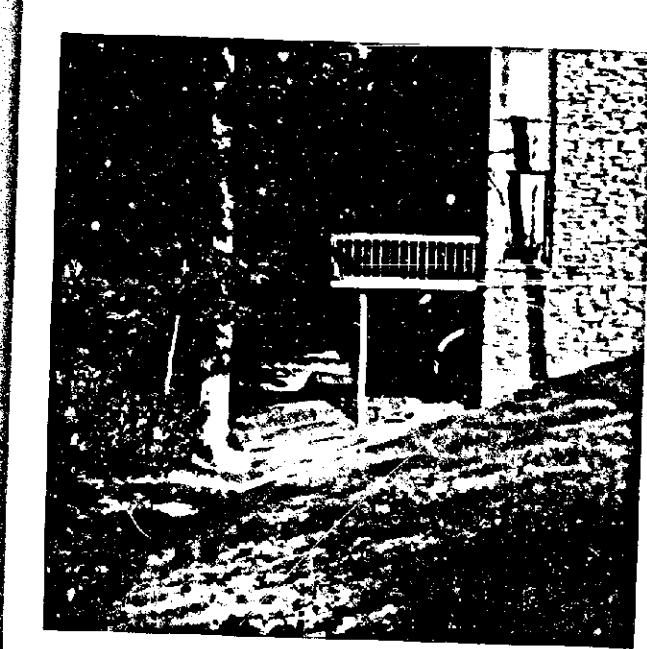
VALIDATION OR SIGNATURE OF CASHIER



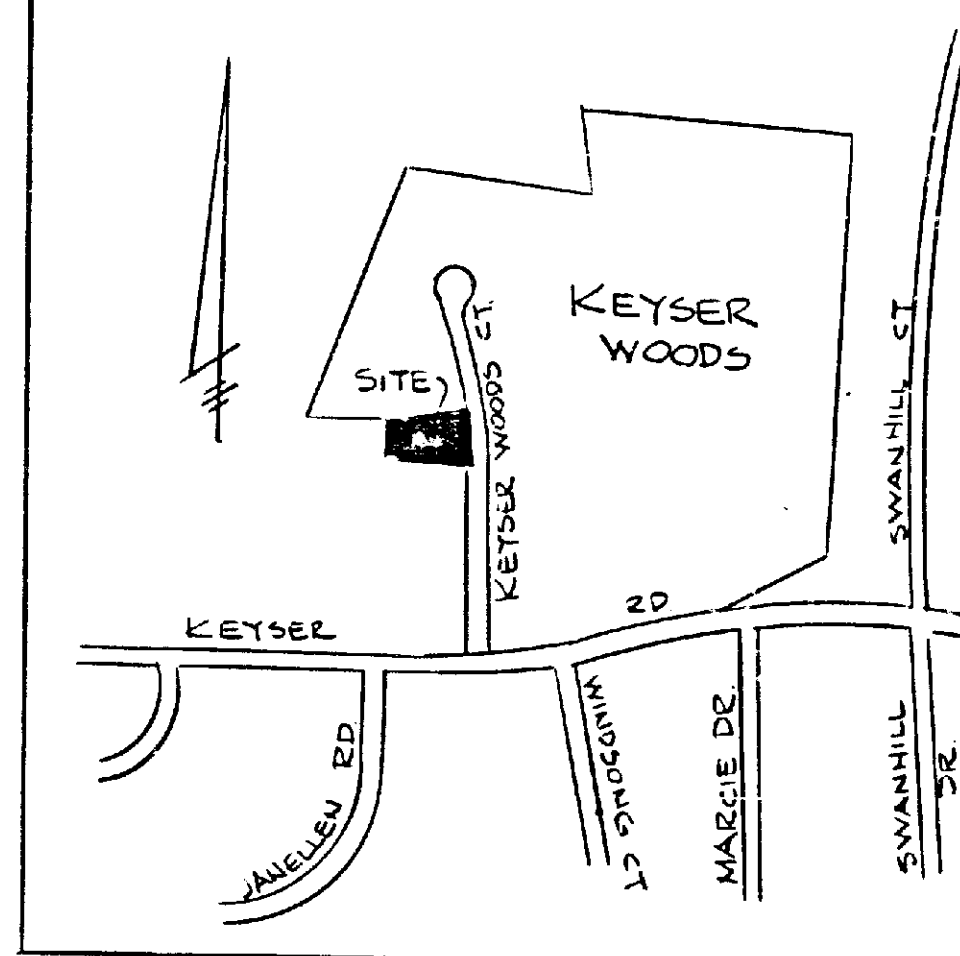
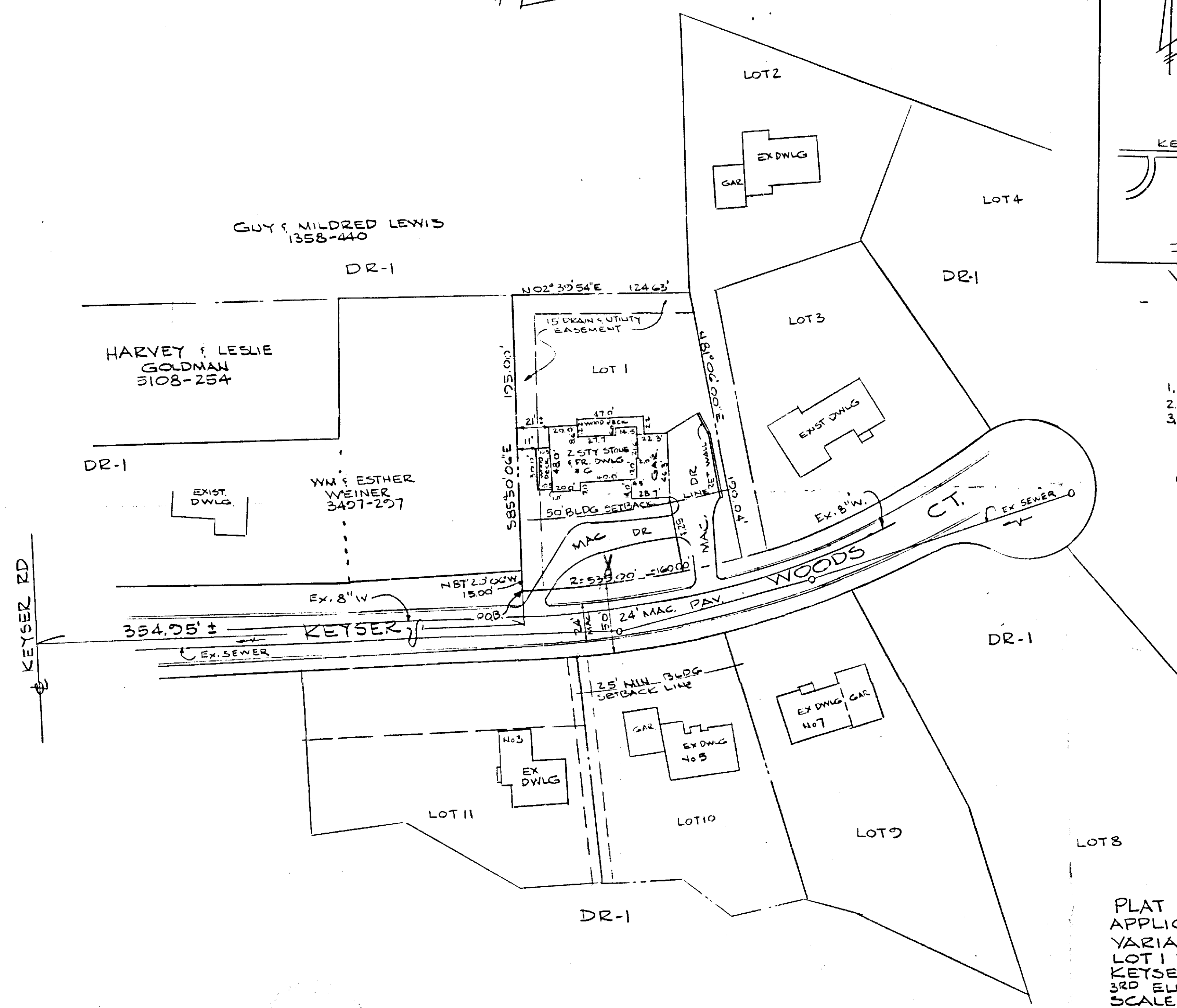
# PETITION MAP/ING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>W</u>	Revised Plans: Change in outline or description Yes Map # <u>ZC</u> No				
Previous case:					

Item # 257



## PETITIONER'S EXHIBIT 2



VICINITY MAP  
SCALE: 1"=500'

- NOTES:
1. ZONING DRI
  2. AREA OF LOT #1 = 0.662 AC
  3. VARIANCE REQUIRED FROM 301.2 TO ALLOW A SIDEYARD OF 11 FEET INSTEAD OF THE ALLOWABLE 15' FOR AN OPEN SPACE (45% INSTEAD OF ALLOWABLE 25%)

PLAT TO ACCOMPANY  
APPLICATION FOR SIDEYARD  
VARIANCE - U.G. KEYSER WOODS CT.  
LOT 1 THIRD AMENDED PLAT OF  
KEYSER WOODS (PB 49-17)  
3RD SECT. DIST. BALTO. CO. MD.  
SCALE: 1"=50' MAY, 20, 1983

OWNER:  
HOWARD B. & MARJORIE K FISHER  
90 BROOKWOOD HOMES  
13 KEYSER WOODS CT.  
PIKESVILLE MD. 21208  
486-2174

Item #257

6153